

November 2025



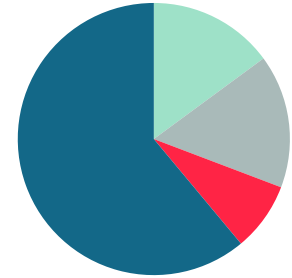
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MONTHLY INVENTORY ANALYSIS

Report produced on Dec 11, 2025 for MLS Technology Inc.

Compared Metrics	November		
	2024	2025	+/-%
Closed Listings	983	926	-5.80%
Pending Listings	839	985	17.40%
New Listings	1,207	1,290	6.88%
Median List Price	265,000	276,380	4.29%
Median Sale Price	260,000	272,250	4.71%
Median Percent of Selling Price to List Price	98.77%	99.32%	0.55%
Median Days on Market to Sale	20.00	27.00	35.00%
End of Month Inventory	3,508	3,792	8.10%
Months Supply of Inventory	3.35	3.51	4.71%



- Closed (14.91%)
- Pending (15.86%)
- Other OffMarket (8.18%)
- Active (61.05%)

Absorption: Last 12 months, an Average of **1,082** Sales/Month
Active Inventory as of November 30, 2025 = **3,792**

Analysis Wrap-Up

Months Supply of Inventory (MSI) Increases

The total housing inventory at the end of November 2025 rose **8.10%** to 3,792 existing homes available for sale. Over the last 12 months this area has had an average of 1,082 closed sales per month. This represents an unsold inventory index of **3.51** MSI for this period.

Median Sale Price Going Up

According to the preliminary trends, this market area has experienced some upward momentum with the increase of Median Price this month. Prices went up **4.71%** in November 2025 to \$272,250 versus the previous year at \$260,000.

Median Days on Market Lengthens

The median number of **27.00** days that homes spent on the market before selling increased by 7.00 days or **35.00%** in November 2025 compared to last year's same month at **20.00** DOM.

Sales Success for November 2025 is Positive

Overall, with Median Prices going up and Days on Market increasing, the Listed versus Closed Ratio finished weak this month.

There were 1,290 New Listings in November 2025, up **6.88%** from last year at 1,207. Furthermore, there were 926 Closed Listings this month versus last year at 983, a **-5.80%** decrease.

Closed versus Listed trends yielded a **71.8%** ratio, down from previous year's, November 2024, at **81.4%**, a **11.86%** downswing. This will certainly create pressure on an increasing Month's Supply of Inventory (MSI) in the months to come.

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Real Estate is Local

Consumers Should Consult with a REALTOR®

Buying or selling real estate, for a majority of consumers, is one of the most important decisions they will make. Choosing a real estate professional continues to be a vital part of this process.

Identify a Professional to Manage the Procedure

REALTORS® are well-informed about critical factors that affect your specific market area - such as changes in market conditions, consumer attitudes and interest rates.

Are You Ready to Buy or Sell Real Estate?

Contact an experienced REALTOR®

MLS Technology Inc. -

Phone: 918-663-7500

Email: support@mlstechnology.com

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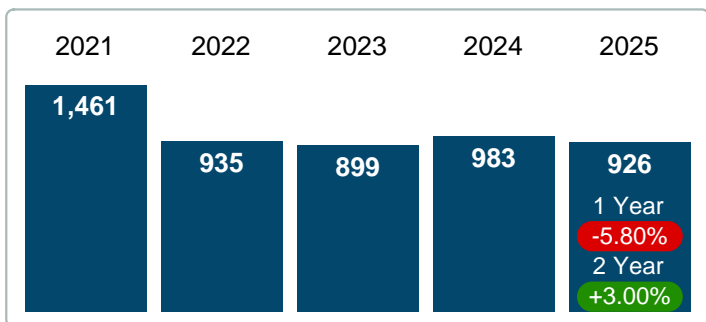
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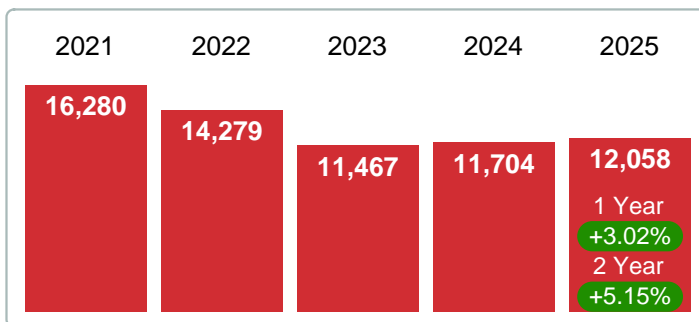
CLOSED LISTINGS

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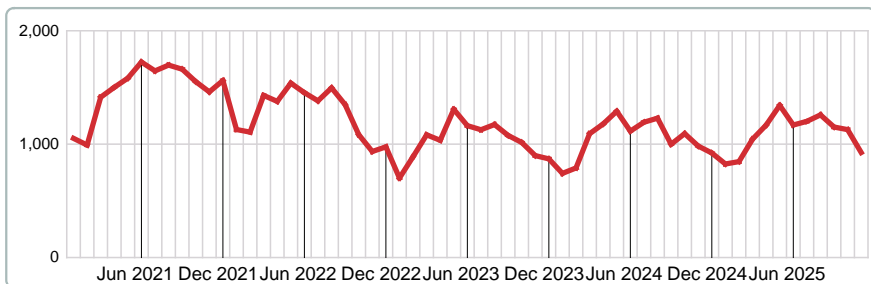
NOVEMBER



YEAR TO DATE (YTD)

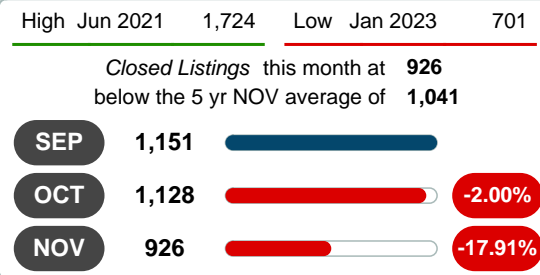


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 1,041



CLOSED LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Closed Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	71	7.67%	18.0	29	37	5	0
\$125,001 - \$175,000	89	9.61%	21.0	20	64	4	1
\$175,001 - \$225,000	131	14.15%	18.0	14	107	8	2
\$225,001 - \$300,000	254	27.43%	28.5	11	190	53	0
\$300,001 - \$375,000	147	15.87%	34.0	6	69	66	6
\$375,001 - \$525,000	134	14.47%	32.5	3	45	77	9
\$525,001 and up	100	10.80%	35.0	0	26	51	23
Total Closed Units	926			83	538	264	41
Total Closed Volume	299,383,818	100%	27.0	14.43M	145.14M	110.09M	29.72M
Median Closed Price	\$272,250			\$159,900	\$245,550	\$370,000	\$610,000

November 2025



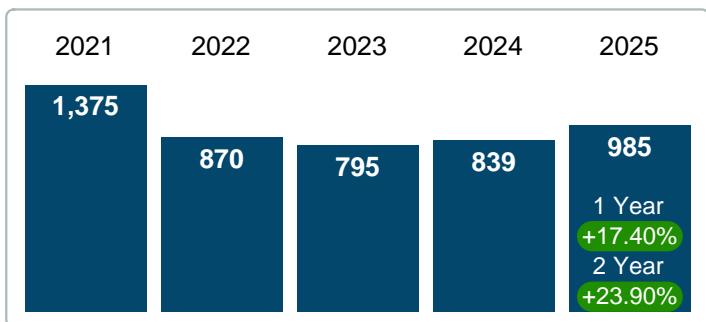
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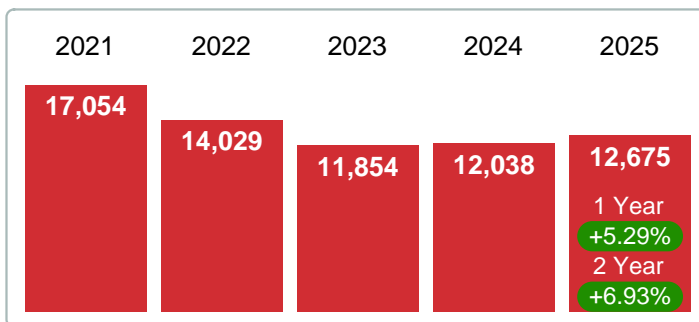
PENDING LISTINGS

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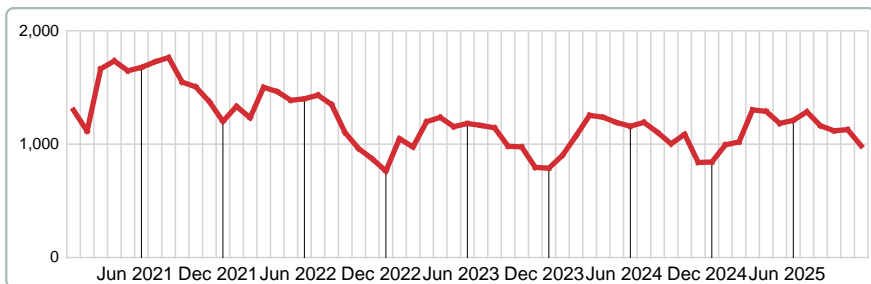
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

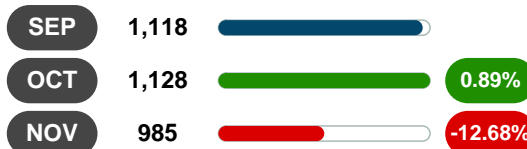


3 MONTHS

5 year NOV AVG = 973

High Aug 2021 1,764 Low Dec 2022 763

Pending Listings this month at **985**
above the 5 yr NOV average of **973**



PENDING LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Pending Listings by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	76	7.72%	34.0	34	34	7	1
\$125,001 - \$175,000	114	11.57%	29.0	32	78	4	0
\$175,001 - \$225,000	125	12.69%	23.0	17	97	9	2
\$225,001 - \$325,000	302	30.66%	29.0	23	211	62	6
\$325,001 - \$400,000	140	14.21%	40.0	9	48	71	12
\$400,001 - \$575,000	117	11.88%	42.0	2	42	53	20
\$575,001 and up	111	11.27%	49.0	5	26	53	27
Total Pending Units	985			122	536	259	68
Total Pending Volume	342,745,572	100%	34.0	26.42M	148.21M	116.08M	52.03M
Median Listing Price	\$279,000			\$170,500	\$249,900	\$375,000	\$489,450

November 2025



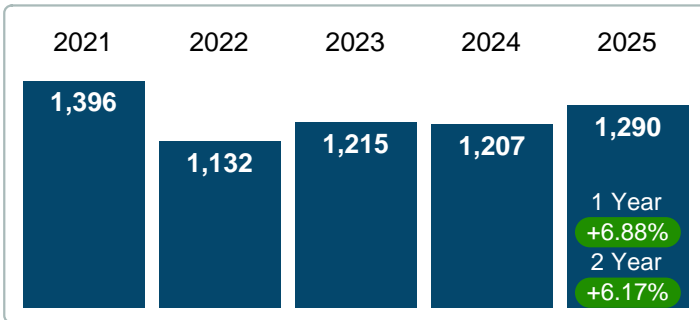
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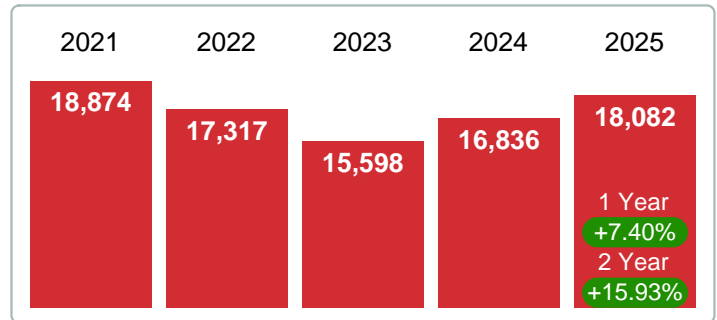
NEW LISTINGS

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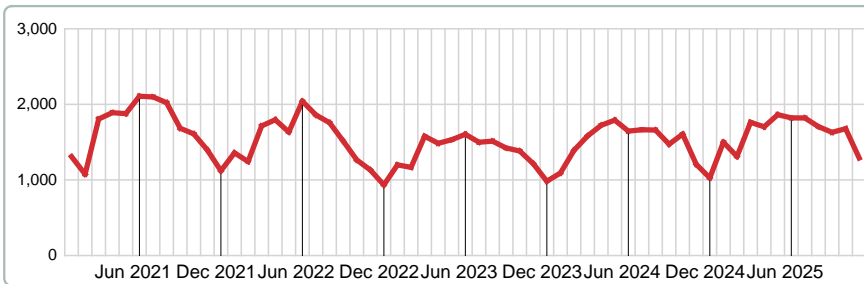
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

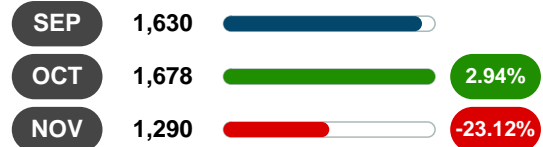


3 MONTHS

5 year NOV AVG = 1,248

High Jun 2021 2,107 Low Dec 2022 934

New Listings this month at 1,290 above the 5 yr NOV average of 1,248



NEW LISTINGS & BEDROOMS DISTRIBUTION BY PRICE

Distribution of New Listings by Price Range		%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	104	8.06%	50	45	6	3
\$125,001 - \$175,000	143	11.09%	41	93	7	2
\$175,001 - \$225,000	162	12.56%	27	112	21	2
\$225,001 - \$325,000	396	30.70%	19	261	105	11
\$325,001 - \$400,000	176	13.64%	8	77	81	10
\$400,001 - \$575,000	171	13.26%	2	70	85	14
\$575,001 and up	138	10.70%	6	36	61	35
Total New Listed Units	1,290		153	694	366	77
Total New Listed Volume	442,360,503	100%	29.74M	199.84M	161.41M	51.37M
Median New Listed Listing Price	\$285,000		\$155,000	\$259,141	\$359,000	\$545,000

November 2025



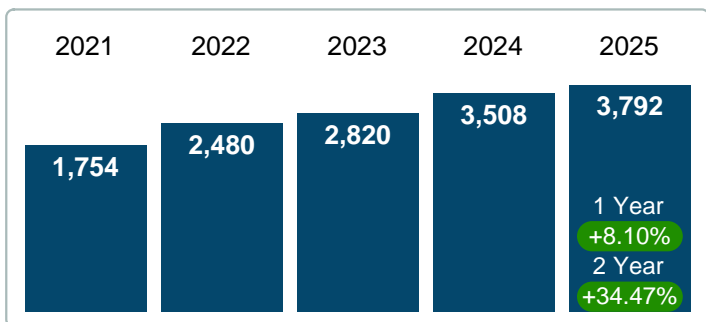
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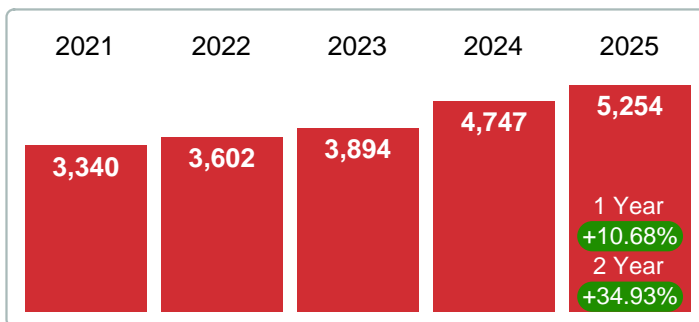
ACTIVE INVENTORY

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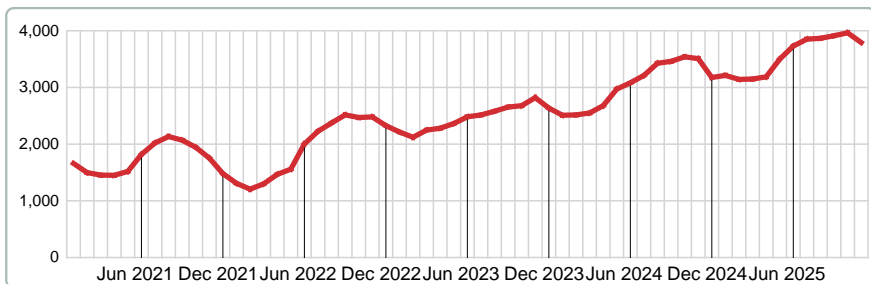
END OF NOVEMBER



ACTIVE DURING NOVEMBER

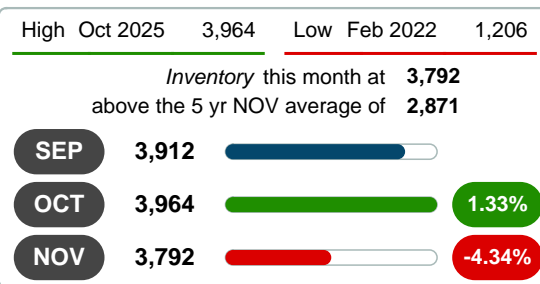


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 2,871



INVENTORY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Inventory by Price Range		%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	288	7.59%	67.0	172	88	22	6
\$125,001 - \$200,000	476	12.55%	50.0	123	295	49	9
\$200,001 - \$275,000	665	17.54%	52.0	53	491	108	13
\$275,001 - \$375,000	873	23.02%	54.0	42	406	375	50
\$375,001 - \$500,000	632	16.67%	72.0	25	256	293	58
\$500,001 - \$675,000	458	12.08%	96.0	12	108	272	66
\$675,001 and up	400	10.55%	79.0	15	57	209	119
Total Active Inventory by Units	3,792			442	1,701	1,328	321
Total Active Inventory by Volume	1,520,865,164	100%	61.0	95.15M	536.51M	660.18M	229.02M
Median Active Inventory Listing Price	\$325,000			\$149,000	\$274,000	\$416,450	\$569,000

November 2025



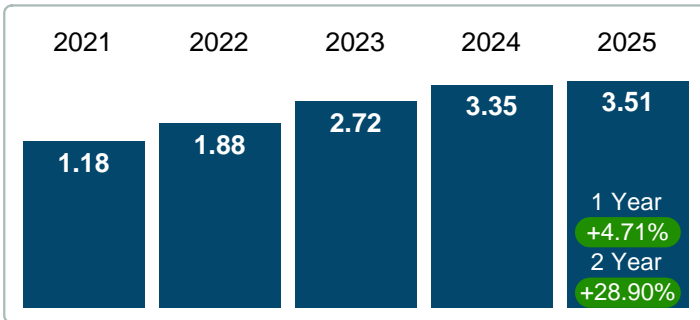
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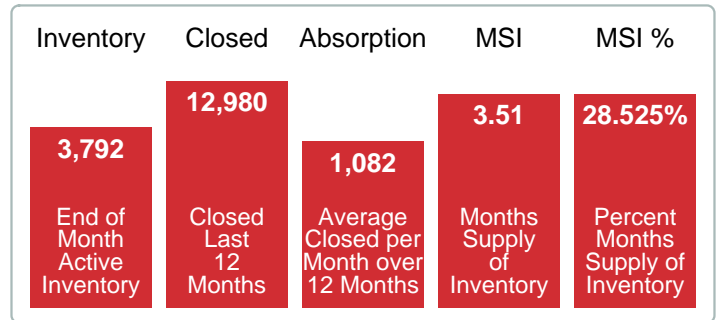
MONTHS SUPPLY of INVENTORY (MSI)

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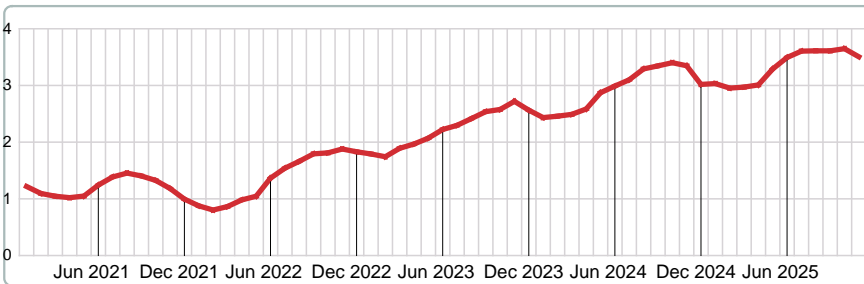
MSI FOR NOVEMBER



INDICATORS FOR NOVEMBER 2025

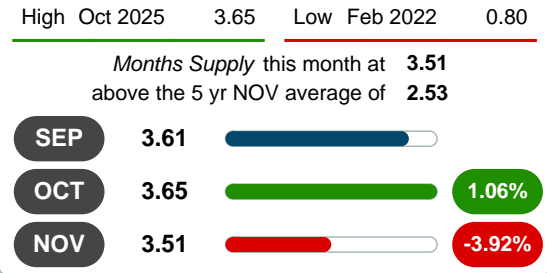


5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 2.53



MONTHS SUPPLY & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Active Inventory by Price Range and MSI		%	MSI	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	288	7.59%	3.21	4.02	2.07	5.08	18.00
\$125,001 - \$200,000	476	12.55%	2.61	3.13	2.37	2.81	6.75
\$200,001 - \$275,000	665	17.54%	2.33	2.72	2.29	2.33	2.48
\$275,001 - \$375,000	873	23.02%	3.47	4.27	3.15	3.71	4.20
\$375,001 - \$500,000	632	16.67%	4.57	5.26	5.15	4.17	4.32
\$500,001 - \$675,000	458	12.08%	5.67	11.08	5.76	5.49	5.82
\$675,001 and up	400	10.55%	7.55	25.71	6.71	7.89	6.83
Market Supply of Inventory (MSI)	3.51	100%	3.51	3.75	2.90	4.21	5.26
Total Active Inventory by Units	3,792			442	1,701	1,328	321

November 2025



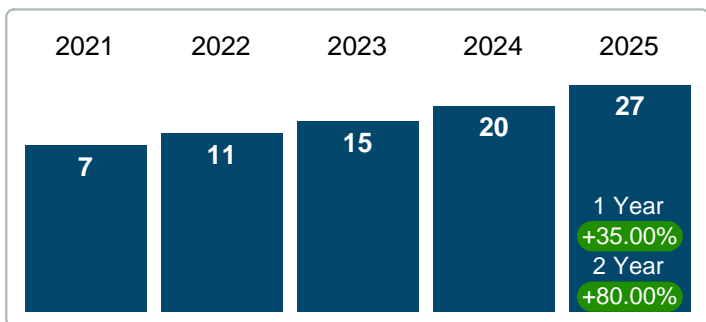
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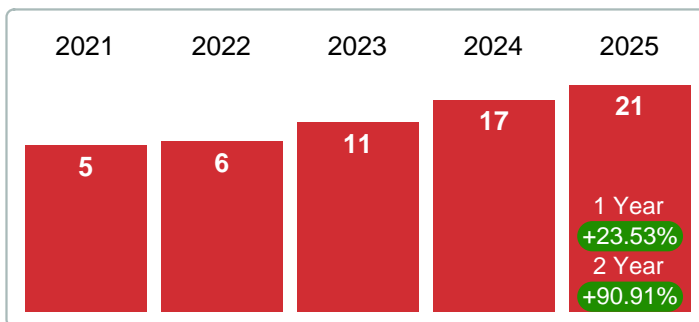
MEDIAN DAYS ON MARKET TO SALE

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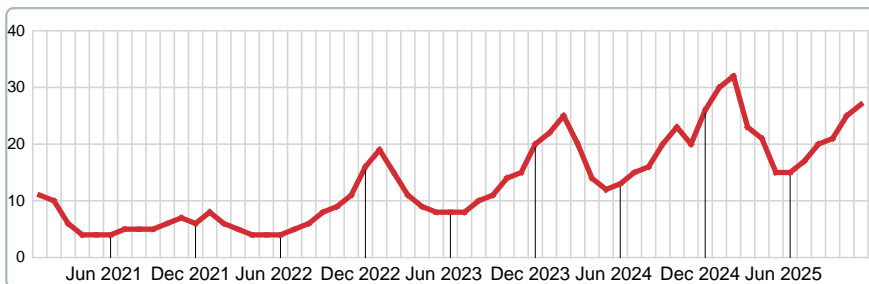
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

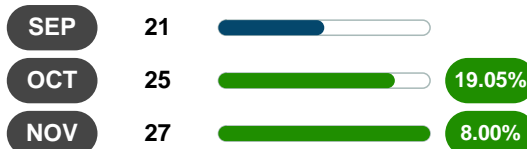


3 MONTHS

5 year NOV AVG = 16

High Feb 2025 32 Low Jun 2022 4

Median Days on Market to Sale this month at 27 above the 5 yr NOV average of 16



MEDIAN DOM OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Days on Market to Sale by Price Range	%	MDOM	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	7.67%	18	28	18	13	0
\$125,001 - \$175,000	9.61%	21	18	22	30	60
\$175,001 - \$225,000	14.15%	18	11	19	30	1
\$225,001 - \$300,000	27.43%	29	48	28	31	0
\$300,001 - \$375,000	15.87%	34	38	17	42	89
\$375,001 - \$525,000	14.47%	33	26	34	36	30
\$525,001 and up	10.80%	35	0	35	35	24
Median Closed DOM		27	23	24	35	30
Total Closed Units	100%	27.0	83	538	264	41
Total Closed Volume		299,383,818	14.43M	145.14M	110.09M	29.72M

November 2025



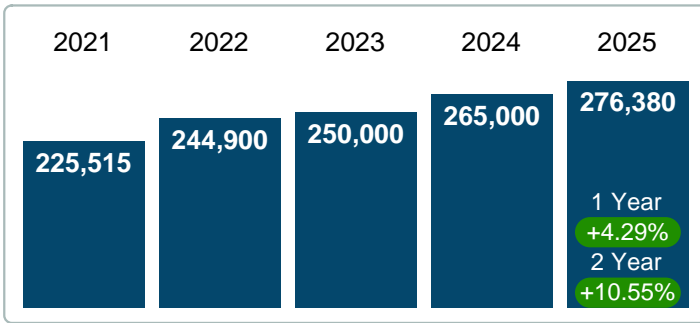
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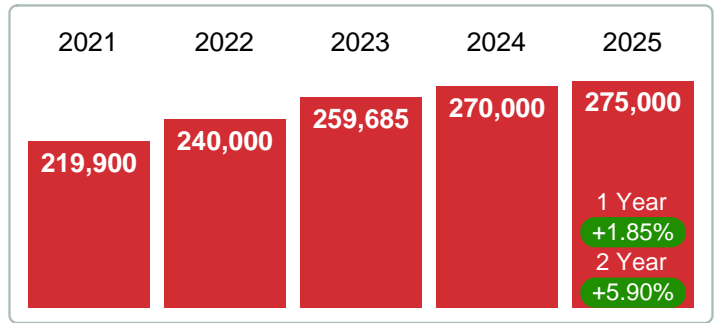
MEDIAN LIST PRICE AT CLOSING

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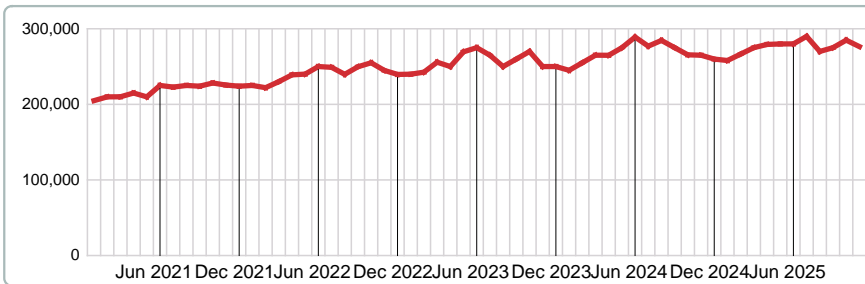
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS



3 MONTHS

5 year NOV AVG = 252,359

High Jul 2025 289,900 Low Jan 2021 204,900
 Median List Price at Closing this month at **276,380**
 above the 5 yr NOV average of **252,359**

SEP	275,000	
OCT	284,950	+3.62%
NOV	276,380	-3.01%

MEDIAN LIST PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median List Price at Closing by Price Range		%	MLPrice	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	68	7.34%	96,228	99,000	92,500	85,000	0
\$125,001 - \$175,000	86	9.29%	159,250	159,450	159,250	149,750	0
\$175,001 - \$225,000	131	14.15%	200,000	185,000	205,000	192,450	200,000
\$225,001 - \$300,000	254	27.43%	260,000	250,000	259,250	270,705	0
\$300,001 - \$375,000	146	15.77%	335,000	329,950	332,000	340,000	364,400
\$375,001 - \$525,000	137	14.79%	435,000	439,000	449,000	429,900	459,950
\$525,001 and up	104	11.23%	698,950	0	681,450	635,500	869,950
Median List Price			276,380	159,900	249,900	374,500	649,000
Total Closed Units		100%	276,380	83	538	264	41
Total Closed Volume			306,012,220	14.95M	147.90M	112.22M	30.93M

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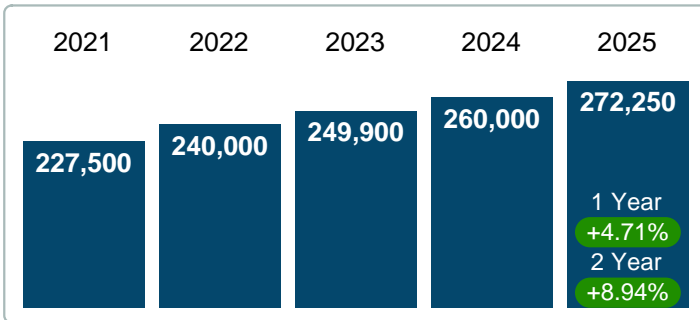
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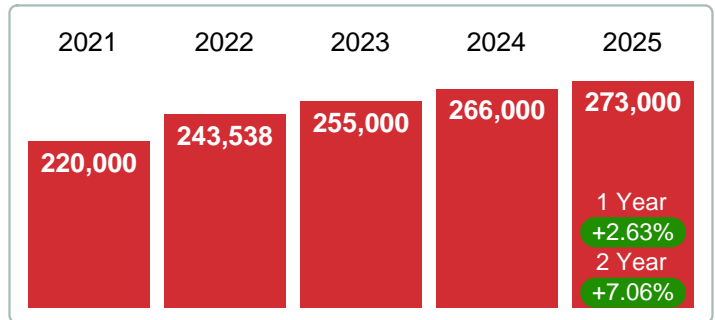
MEDIAN SOLD PRICE AT CLOSING

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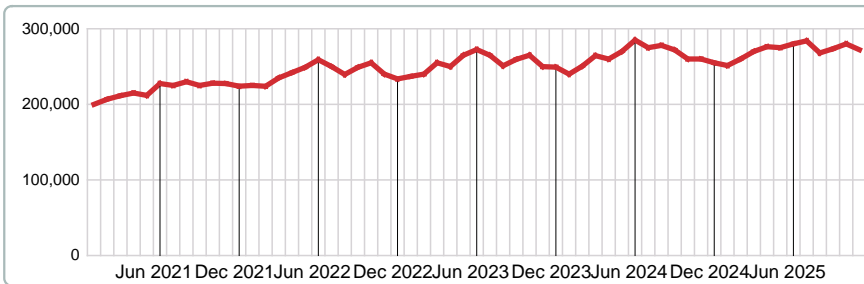
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

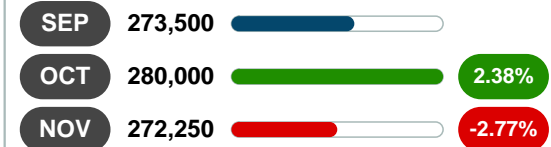


3 MONTHS

5 year NOV AVG = 249,930

High Jun 2024 285,000 Low Jan 2021 200,000

Median Sold Price at Closing this month at **272,250** above the 5 yr NOV average of **249,930**



MEDIAN SOLD PRICE OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Median Sold Price at Closing by Price Range		%	M Sale	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	71	7.67%	92,000	95,000	92,000	80,000	0
\$125,001 - \$175,000	89	9.61%	155,000	153,125	155,000	169,000	175,000
\$175,001 - \$225,000	131	14.15%	204,000	193,000	207,000	198,500	205,000
\$225,001 - \$300,000	254	27.43%	259,000	250,000	255,000	270,000	0
\$300,001 - \$375,000	147	15.87%	334,000	315,450	332,500	338,450	360,500
\$375,001 - \$525,000	134	14.47%	430,350	430,000	440,000	429,500	463,000
\$525,001 and up	100	10.80%	699,500	0	657,500	656,847	830,000
Median Sold Price			272,250	159,900	245,550	370,000	610,000
Total Closed Units		100%	926	83	538	264	41
Total Closed Volume			299,383,818	14.43M	145.14M	110.09M	29.72M

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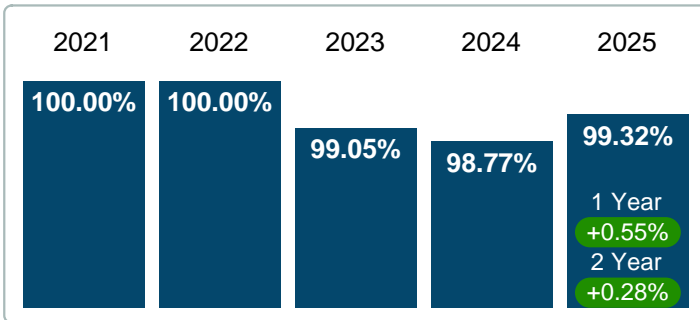
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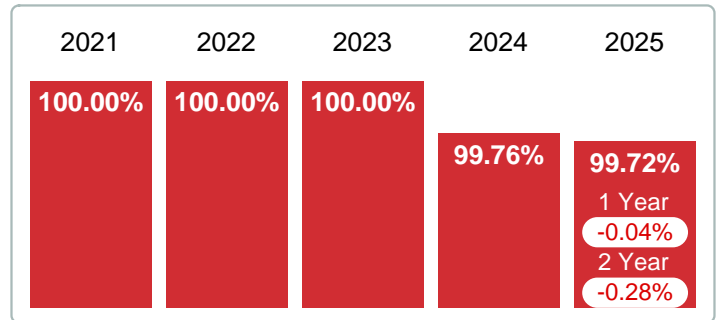
MEDIAN PERCENT OF SELLING PRICE TO LISTING PRICE

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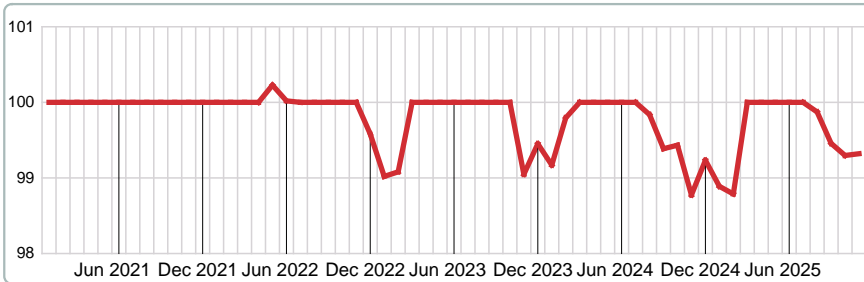
NOVEMBER



YEAR TO DATE (YTD)



5 YEAR MARKET ACTIVITY TRENDS

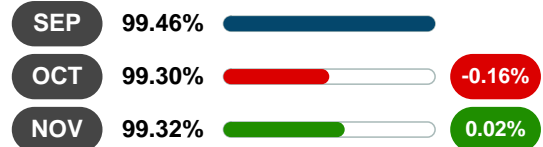


3 MONTHS

5 year NOV AVG = 99.43%

High May 2022 100.23% Low Nov 2024 98.77%

Median Sold/List Ratio this month at **99.32%**
equal to 5 yr NOV average of **99.43%**



MEDIAN SOLD/LIST RATIO OF CLOSED SALES & BEDROOMS DISTRIBUTION BY PRICE

Distribution of Sold/List Ratio by Price Range		%	M S/L%	1-2 Beds	3 Beds	4 Beds	5+ Beds
\$125,000 and less	71	7.67%	95.65%	97.06%	91.11%	91.12%	0.00%
\$125,001 - \$175,000	89	9.61%	97.72%	98.22%	97.35%	98.67%	93.09%
\$175,001 - \$225,000	131	14.15%	100.00%	100.00%	100.00%	101.46%	100.00%
\$225,001 - \$300,000	254	27.43%	100.00%	100.00%	100.00%	100.00%	0.00%
\$300,001 - \$375,000	147	15.87%	99.53%	96.83%	99.37%	99.80%	99.50%
\$375,001 - \$525,000	134	14.47%	98.63%	100.00%	98.57%	98.50%	98.81%
\$525,001 and up	100	10.80%	98.20%	0.00%	96.95%	98.40%	97.90%
Median Sold/List Ratio		99.32%		97.96%	99.86%	99.11%	98.63%
Total Closed Units		926	100%	83	538	264	41
Total Closed Volume		299,383,818		14.43M	145.14M	110.09M	29.72M

November 2025



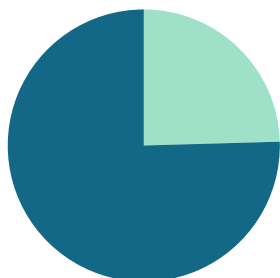
Area Delimited by Counties Creek, Okmulgee, Osage, Pawnee, Rogers, Tulsa, Wagoner - Residential Property Type



MARKET SUMMARY

Report produced on Dec 11, 2025 for MLS Technology Inc.

INVENTORY

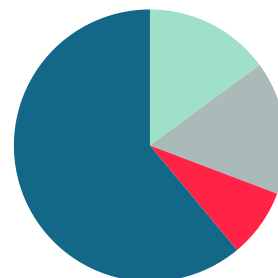


Inventory
 New Listings
1,290 = 24.55%
 Start Inventory
3,964
 Total Inventory Units
5,254
 Volume
\$2,058,727,538

Market Activity

Closed Sales
926 = 14.91%
 Pending Sales
985 = 15.86%
 Other Off Market
508 = 8.18%
 Active Inventory
3,792 = 61.05%

MARKET ACTIVITY



Compared Metrics	November			Year to Date		
	2024	2025	+/-%	2024	2025	+/-%
Closed Sales	983	926	-5.80%	11,704	12,058	3.02%
Pending Sales	839	985	17.40%	12,038	12,675	5.29%
New Listings	1,207	1,290	6.88%	16,836	18,082	7.40%
Median List Price	265,000	276,380	4.29%	270,000	275,000	1.85%
Median Sale Price	260,000	272,250	4.71%	266,000	273,000	2.63%
Median Percent of Selling Price to List Price	98.77%	99.32%	0.55%	99.76%	99.72%	-0.04%
Median Days on Market to Sale	20.00	27.00	35.00%	17.00	21.00	23.53%
Monthly Inventory	3,508	3,792	8.10%	3,508	3,792	8.10%
Months Supply of Inventory	3.35	3.51	4.71%	3.35	3.51	4.71%

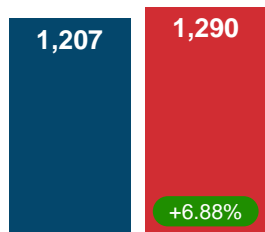
Absorption: Last 12 months, an Average of **1,082** Sales/Month

Inventory on November 30, 2025 = **3,792** 2024 2025

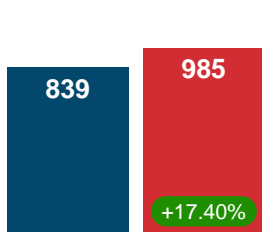
NOVEMBER MARKET

MEDIAN PRICES

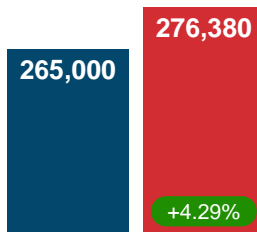
New Listings



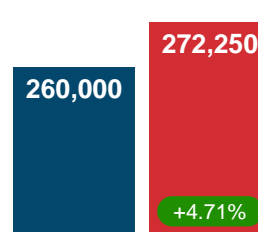
Pending Listings



List Price



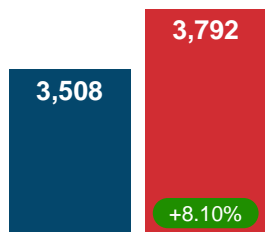
Sale Price



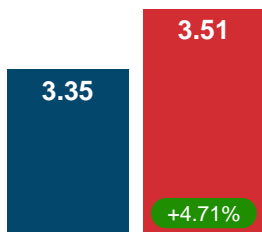
INVENTORY

MEDIAN SOLD/LIST RATIO & DOM

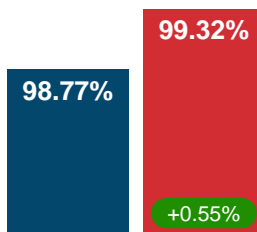
Active Inventory



Monthly Supply of Inventory



Sale/List Ratio



Days on Market

